

Exhibit "A"

Beginning 1202 feet North of the Southeast corner of the Northeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian; and running thence North 118 feet; thence West 369.15 feet; thence South 118 feet; thence East 369.15 feet to the beginning.

LESS AND EXCEPTING therefrom that portion within 2000 West Street.

LESS AND EXCEPTING that portion of subject property conveyed to the Utah Department of Transportation by that certain Warranty Deed recorded July 28, 2006 as Entry No. 2188169 in Book 4085 at Page 1912 being a parcel of land in fee for the construction improvements and widening of the existing highway SR-108, known as 2000 West Street, known as Project No. STP-0108(11)8; being a portion of an entire tract of land situate in the Northeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian and said entire tract of property recorded as Entry No. 1956897 in Book 3463 at Page 1639 at the Davis County Recorder's office, said portion being described more particularly as follows:

Beginning at a point on the westerly right-of-way line of 2000 West Street, said point being North 00°07'29" East 1,320.00 feet along the section line and North 89°52'31" West 33.00 feet from the Southeast corner of the Northeast Quarter of said Section 28; thence South 00°07'29" West 118.00 feet along said westerly right-of-way line to the grantor's south boundary line; thence North 89°52'31" West 3.08 feet (WEST by record) along said south boundary line; thence North 01°18'10" West 118.03 feet to the grantor's north boundary line; thence South 89°52'31" East 6.02 feet (EAST by record) along said north boundary line to the point of beginning.

Basis of bearings: Davis County Coordinate System.

RECORDING REQUESTED BY:
First American Title Insurance Company
National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016

AFTER RECORDING RETURN TO:
Halle Properties, L.L.C.
20225 North Scottsdale Road
Scottsdale, AZ 85255
Attn: Pierre F. Smith

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

May 2, 2017

Escrow No: NCS-822314-PHX1 (ssb)
A.P.N.: 14-019-0075 and 14-019-0077

SARAH N. SANDBERG, Trustee of The Sarah N. Sandberg Revocable Living Trust dated August 20, 2003, ("Grantor"), does hereby GRANT, BARGAIN, CONVEY AND WARRANT unto **HALLE PROPERTIES, L.L.C.**, an Arizona limited liability company, ("Grantee"), whose mailing address is 20225 North Scottsdale Road, City of Scottsdale, County of Maricopa, State of Arizona, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in **Davis County, State of Utah:**

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

The remainder of this page is intentionally left blank

[SIGNATURE PAGE FOLLOWS]

FIRST AMERICAN TITLE
NCS-822314-PHX1

Exhibit "A"

PARCEL 1:

BEGINNING 1032 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 372.62 FEET; THENCE NORTH 170 FEET; THENCE EAST 152.67 FEET; THENCE SOUTH 100 FEET; THENCE EAST 220 FEET; THENCE SOUTH 70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION LYING WITHIN 2000 WEST STREET.

PARCEL 2:

BEGINNING 1032 FEET NORTH AND 132 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 240.62 FEET; THENCE SOUTH 62.3 FEET; THENCE EAST 240.62 FEET; THENCE NORTH 62.3 FEET TO THE POINT OF BEGINNING.

Said property is also known by the street address of:

1993 North 2000 West
Clinton, UT 84015